142.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,015,700 / 1,015,700
					USE VALUE:	1,015,700 / 1,015,700
					ASSESSED:	1,015,700 / 1,015,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARONE-KANDA EMILY & KANDA VIK	
Owner 2:	CARONE MARY KAY & JOSEPH SR	
Owner 3:		
Street 1:	147 HIGHLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MERCER WILLIAM W & DIANE W/TRS -
Owner 2:	WILLIAM & DIANE MERCER 1984 TR -
Street 1:	147 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3142 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4891.000	562,300		453,400	1,015,700
Total Card	0.112	562,300		453,400	1,015,700
Total Parcel	0.112	562,300		453,400	1,015,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.29 | /Parcel: 323.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92232

GIS Ref

GIS Ref

Insp Date 11/29/17

!11051!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	562,300	0	4,891.	453,400	1,015,700		Year end	12/23/2021
2021	104	FV	536,800	0	4,891.	453,400	990,200		Year End Roll	12/10/2020
2020	104	FV	536,900	0	4,891.	453,400	990,300	990,300	Year End Roll	12/18/2019
2019	104	FV	410,300	0	4,891.	425,000	835,300	835,300	Year End Roll	1/3/2019
2018	104	FV	410,300	0	4,891.	351,400	761,700	761,700	Year End Roll	12/20/2017
2017	104	FV	384,700	0	4,891.	323,000	707,700	707,700	Year End Roll	1/3/2017
2016	104	FV	384,700	0	4,891.	294,700	679,400	679,400	Year End	1/4/2016
2015	104	FV	342,600	0	4,891.	289,000	631,600	631,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:49:05

LAST REV

Date	Time
11/16/21	14:04:00
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERCER WILLIAM	78442-478	1	8/10/2021	Mult Lots	1,335,000	No	No		
MERCER WILLIAM	65245-65		4/21/2015	Convenience	10	No	No		
	12763-284		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	92232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2021	1361	Addition	89,000	O				
4/18/2013	570	Redo Kit	53,300	C				
12/3/1998	830	Manual	4,000					REPAIR PORCH
9/2/1994	453	Manual	3,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Inspected	189	PATRIOT
1/22/2009	Measured	372	PATRIOT
4/17/2000	Inspected	264	PATRIOT
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4891		Sq. Ft.	Site		0	80.	1.16	9									453,384						453,400	

Total AC/HA:	0.11228	Total SF/SM:	4891	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	453,384	Spl Credit		Total:	453,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01997876
Const Adj.:	0.98000199
Adj $ / SQ:	179.925
Other Features:	135500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764036
Depreciation:	201706
Depreciated Total:	562331

COMMENTS

FPLS NON FUNC 2 RMS IN UAT SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

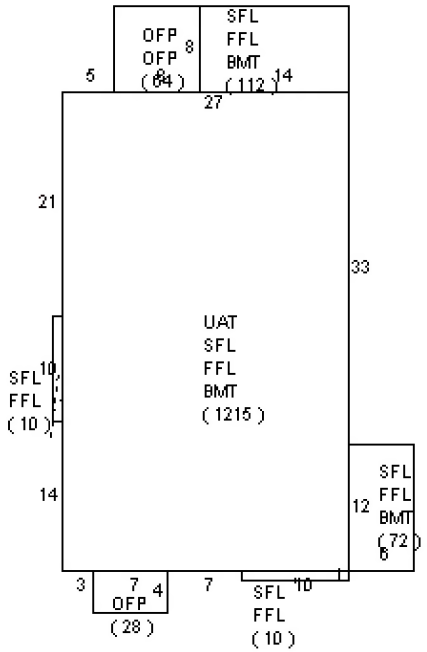
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.92
Special Features:	0	Val/Su Net:	119.71
Final Total:	562300	Val/Su SzAd	198.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,419	179.920	255,313
SFL	Second Floor	1,419	179.920	255,313
BMT	Basement	1,399	53.980	75,514
UAT	Upper Attic	304	125.950	38,256
OFP	Open Porch	156	26.540	4,140

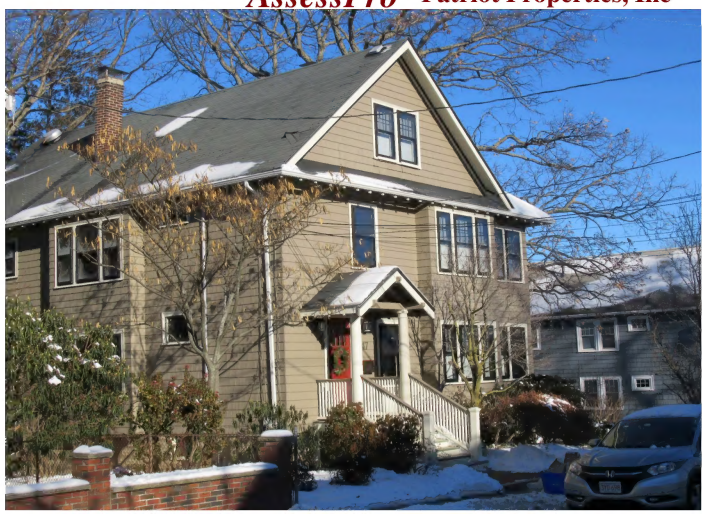
Net Sketched Area:	4,697	Total:	628,536
Size Ad	2838	Gross Area	5608	FinArea	3142
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	